



November 22, 2013

## **NOTICE OF NEIGHBORHOOD MEETING**

### **10 lot Single Family Preliminary Plat** **Application PP13-00003**

Dear Interested Property Owner:

The City of Issaquah will hold a Neighborhood Meeting on **Wednesday, December 4, 2013 at 7:00 PM in the Pickering Room (2<sup>nd</sup> floor) of City Hall Northwest, located at 1775 12<sup>th</sup> Avenue NW**, for the proposal listed below.

**Project Description:** **Core Design (Spak Property) Preliminary Plat:** A Neighborhood Meeting has been scheduled to share a Preliminary Plat submittal by Core Design, for the subdivision development of a 10 lot single family subdivision. This is a follow up to an earlier Community Conference meeting that was held by the Development Commission on November 14, 2012. The plans since that meeting have been revised.

The property is zoned "SF-S" (Single Family Suburban) and the minimum lot size of the SF-S zone is 9,600 square feet. Single family houses will be proposed.

No decision on the project will be made at the Neighborhood Meeting. The intent of the meeting is to allow the community to participate in the pre-application process to raise potential issues and concerns regarding the proposed subdivision.

**Location:** The single family subdivision is located east of Inneswood Place NW. Access to the subdivision is from both Inneswood Place and from the proposed Pickering Hills subdivision lots to the northwest that will connect to Newport Way. See attached vicinity map and preliminary site plan.

**Next Steps after Neighborhood Meeting:**

- 1) Environmental review & SEPA determination (environmental checklist).
- 2) Short Plat approval (creation of 2 lots – separating the single family zoning at the top of the hill and Mixed Use Residential zoning at the bottom of the hill. (A multi-family project at the bottom of the hill along Newport Way will be a separate permit).
- 3) Preliminary Plat approval (Hearing Examiner).
- 4) Final Plat approval (Hearing Examiner).
- 6) Construction permits.

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah. You may reach me at (425) 837-3091 or by email at [jerryl@.issaquahwa.gov](mailto:jerryl@.issaquahwa.gov) with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind  
Senior Planner

JL/jl

Attached: Vicinity map, Preliminary Plat site plan

cc: John Minato, DSD Director (by email)  
David Favour, DSD Deputy Director (by email)  
Lucy Sloman, Land Development Manager (by email)  
Lafe Hermansen, Core Design (by email)  
Lindsey Solorio, Core Design (by email)  
Cliff Williams, Development Management Engineers (by email)  
Robert Wenzl (by email)  
File copy, PP13-00003

PP13-00003 neighborhood meeting notice to property owners 11-22-13